Appendix A – Proposed Development Plans



As Proposed Site Plan

Do not scale from this drawing, except for planning purposes.
Any discrepancies are to be reported to WS Planning & Architecture.
Refer to Structural Engineers details for structural design criteria.
This drawing remains the copyright of WS Planning & Architecture.

W
S

Rev	Date	Description

WS PLANNING & ARCHITECTURE

Date: August 2024
Drawn by: SS
Scale: 1:500@A3
Checked:

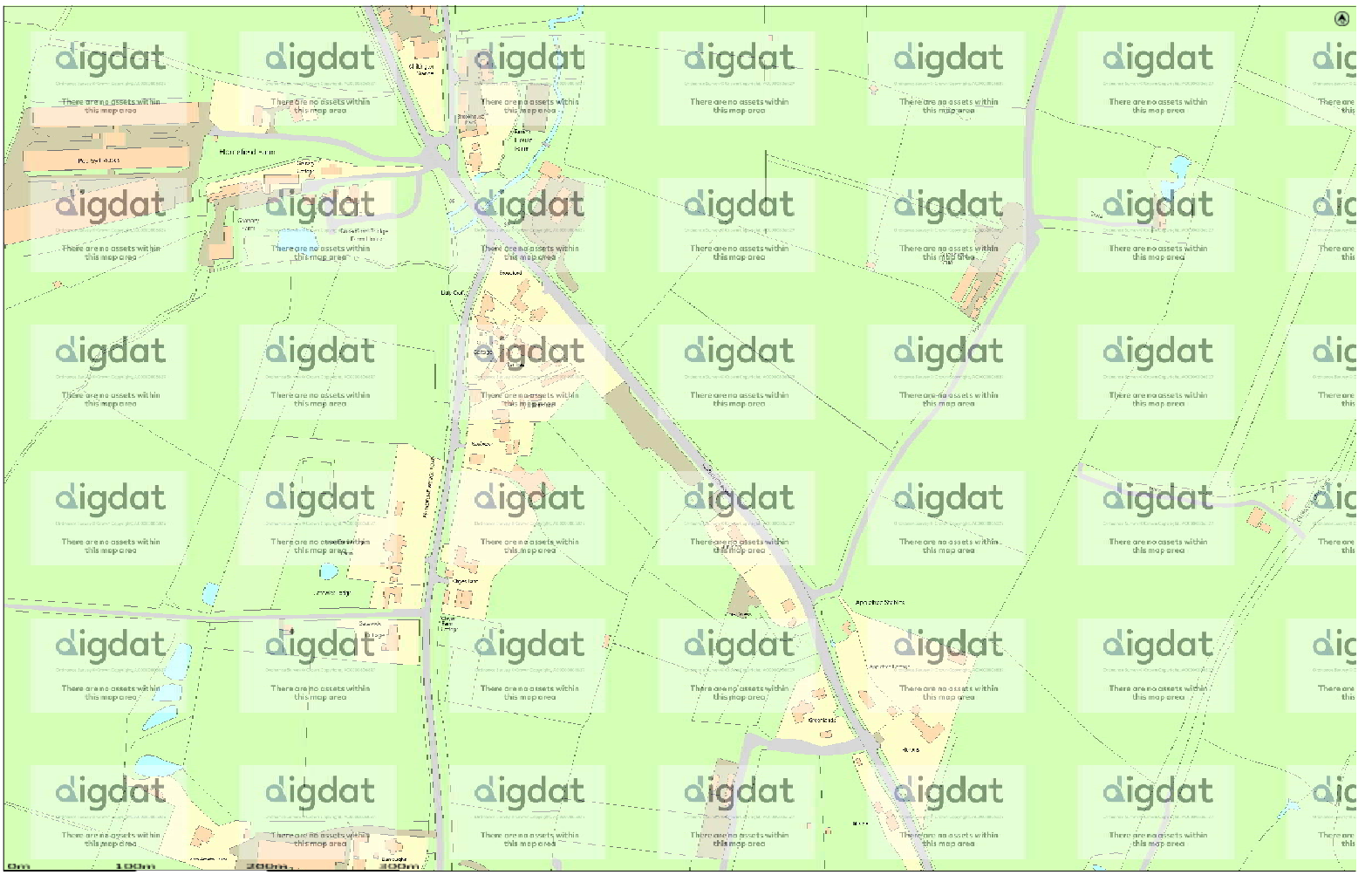
Client: Mr M Casey

Project: Land at Harbolets Road, West Chiltington RH20 2LG

Title: As Proposed Site Plan

Drawing No.: J004997-DD-03
Rev.:

Appendix B - Southern Water Asset Location Plans



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Date: 14/02/25

Scale: 1:1250

Map Centre: 509305,121409

Date updated: 21/01/25

Our Ref: 1690470 - 2

Wednesday Mar 31
Powered by Digdat

The positions of gross mines on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site. This plan is produced by Southern Water Services Ltd (c) Crown copyright and database rights 2025 Ordnance Survey AC0000809122. This map is to be used for the purposes of viewing the location of Southern Water plan only. Any other uses of the map data or further copies is not permitted.

WARNING: BAG pipes are constructed of Bonded Asbestos Cement.

WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement.

accounts@fluxnecomsultants.com

Jumpers, Horsham

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert

Appendix C - Greenfield Run-off Rates

Greenfield runoff rate estimation for sites

www.uksuds.com | Greenfield runoff tool

Calculated by:	Billie Bonham
Site name:	Land North West of Juniper
Site location:	Horsham

This is an estimation of the greenfield runoff rates that are used to meet normal best practice criteria in line with Environment Agency guidance "Rainfall runoff management for developments", SC030219 (2013) , the SuDS Manual C753 (Ciria, 2015) and the non-statutory standards for SuDS (Defra, 2015). This information on greenfield runoff rates may be the basis for setting consents for the drainage of surface water runoff from sites.

Site Details

Latitude:	50.98161° N
Longitude:	0.43739° W
Reference:	3819947522
Date:	

Runoff estimation approach

IH124

Site characteristics

Total site area (ha): 0.2315

Methodology

Q_{BAR} estimation method:	Calculate from SPR and SAAR
SPR estimation method:	Calculate from SOIL type

Soil characteristics

	Default	Edited
SOIL type:	4	4
HOST class:	N/A	N/A
SPR/SPRHOST:	0.47	0.47

Hydrological characteristics

	Default	Edited
SAAR (mm):	818	818
Hydrological region:	7	7
Growth curve factor 1 year:	0.85	0.85
Growth curve factor 30 years:	2.3	2.3
Growth curve factor 100 years:	3.19	3.19
Growth curve factor 200 years:	3.74	3.74

Notes

(1) Is Q_{BAR} < 2.0 l/s/ha?

When Q_{BAR} is < 2.0 l/s/ha then limiting discharge rates are set at 2.0 l/s/ha.

(2) Are flow rates < 5.0 l/s?

Where flow rates are less than 5.0 l/s consent for discharge is usually set at 5.0 l/s if blockage from vegetation and other materials is possible. Lower consent flow rates may be set where the blockage risk is addressed by using appropriate drainage elements.

(3) Is SPR/SPRHOST ≤ 0.3?

Where groundwater levels are low enough the use of soakaways to avoid discharge offsite would normally be preferred for disposal of surface water runoff.

Greenfield runoff rates

	Default	Edited

Q_{BAR} (l/s):	1.34	1.34
1 in 1 year (l/s):	1.14	1.14
1 in 30 years (l/s):	3.08	3.08
1 in 100 year (l/s):	4.28	4.28
1 in 200 years (l/s):	5.02	5.02

This report was produced using the greenfield runoff tool developed by HR Wallingford and available at www.uksuds.com. The use of this tool is subject to the UK SuDS terms and conditions and licence agreement , which can both be found at www.uksuds.com/terms-and-conditions.htm. The outputs from this tool are estimates of greenfield runoff rates. The use of these results is the responsibility of the users of this tool. No liability will be accepted by HR Wallingford, the Environment Agency, CEH, Hydrosolutions or any other organisation for the use of this data in the design or operational characteristics of any drainage scheme.

Appendix D – Infiltration Testing

23/02/2026

Our ref: ICE0593/LD01/260223

Mr. Michael Casey

Dear Michael,

RE: Land at Harbolets Road, West Chiltington, RH20 2LG– BRE 365 Soakage Testing

We are pleased to present the results of the soakage testing undertaken at the above site. The soakage tests were undertaken in general accordance with BRE Digest 365 'Soakaway Design' BRE, 2016.

The intrusive investigation was undertaken between 20th and 22nd February 2026, with the works supervised by an IBEX Engineer.

Background

Published geological records indicate that the ground conditions are likely to comprise the Weald Clay Formation. A thickness of Made Ground is also anticipated over the natural deposits.

Scope of Site Works

Two machine excavated trial pits were excavated to a maximum depth of 0.90m bgl and two soakage tests in general accordance with BRE Digest 365 were undertaken within the trial pits SA01 and SA02.

Ground Conditions

The ground conditions encountered were broadly consistent with those anticipated, namely a thickness of Made Ground overlying the Weald Clay Formation.

For further details of the ground conditions, reference should be made to the exploratory hole logs presented in Appendix A.

Groundwater

Groundwater was encountered within both trial pits (SA01 and SA02) at depths of between 0.80m and 0.90m bgl during the investigation.

Soakaways

Table 1 summarises the soakage rates, which were calculated and extrapolated based on the results of the soakage testing:

Reference	Geology	Calculated Infiltration Rates (m/s)		
		1st Cycle	2nd Cycle	3rd Cycle*
SA01	Weald Clay Formation	$1.7X10^{-6}$	$1.3X10^{-6}$	$1.5X10^{-6}$
SA02	Weald Clay Formation	N/D	N/D	N/D

Table 1 Summary of Soakage Test Results

IBEX Consulting Engineers Limited
Abbey House, 25 Clarendon Road, Redhill, Surrey, RH1 1QZ

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E: info@ibexconsultant.com

Closure

We trust that we have interpreted your instructions correctly; please do not hesitate to contact us should you have any queries.

Yours sincerely

For and on Behalf of IBEX Consulting Engineers Limited



Levent Dogan BSc, MSc, PGDip, CEng MCIHT, AMICE, AMIEnvSc
Director

levent.dogan@ibexconsultant.com

Enc.	Figure 1	Site Location Plan
	Figure 2	Exploratory Hole Logs Location Plan
	Appendix A	Exploratory Hole Logs
	Appendix B	BRE 365 Soakage Testing Results

Figures

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Project:	Land at Harbolets Road, West Chiltington, RH20 2LG			**Title**	Site Location Plan
Client:	Mr. Michael Casey			**IBEX Consulting Engineers Limited**	
Ref No:	ICE0593	**Revision:**	0	**Abbey House, 25 Clarendon Road**	
Drawn:	LD	**Date:**	23/02/2026	**Redhill, Surrey. RH1 1QZ**	
Figure:	1	**Scale:**	Not To Scale	**+44(0)1737 452622 www.ibexconsultant.com**	



Project:	Land at Harbolets Road, West Chiltington, RH20 2LG			**Title**	Exploratory Hole Logs Location Plan
Client:	Mr. Michael Casey			**IBEX Consulting Engineers Limited** **Abbey House, 25 Clarendon Road** **Redhill, Surrey. RH1 1QZ** **+44(0)1737 452622 www.ibexconsultant.com**	
Ref No:	ICE0593	**Revision:**	0		
Drawn:	LD	**Date:**	23/02/2026		
Figure:	2	**Scale:**	Not To Scale		

Appendix A

Exploratory Hole Logs

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Key to exploratory hole symbols and abbreviations

SAMPLE TYPES

ACM - Asbestos sample
AMAL - Amalgamated sample
B - Bulk disturbed sample
BLK - Block sample
C - Core sample
CBR - CBR test sample
D - Disturbed sample
ES - Environmental sample
EW - Environmental water sample
G - Gas sample
J - Jar sample
L - Liner sample
TW - Pushed thin wall sample
U - Undisturbed sample
UT - Undisturbed thin wall sample
W - Water sample

IN-SITU TESTS

HV - Hand shear vane
HV(r) - Hand shear vane residual
PID - Photo ionisation detector
PP - Hand penetrometer
SPT - Standard penetration test
SPT(C) - SPT using cone

GROUNDWATER

Groundwater strike
Groundwater rest level

ROTARY CORE DETAILS

TCR - Total core recovery (%)
SCR - Solid core recovery (%)
RQD - Rock quality designation (%)
FI - Fracture index
NI - Non-intact core
AZCL - Assumed zone of core loss

LEGEND

Topsoil
Peat
Made ground [cohesive]
Concrete
Wood
Brick
Bituminous material
Gypsum
Coal
Void
Clay
Silt
Sand
Gravel
Cobbles
Boulders
Mudstone
Siltstone
Sandstone
Limestone
Chalk
Breccia
Conglomerate
Metamorphic
Igneous
Sand backfill
Gravel backfill
Arisings
Bentonite
Concrete
Grout
Plain pipe
Slotted pipe

Created using Pebble Geo

Trial Pit

SA01
Sheet 1 of 1

Hole Type	Easting	Northing	Ground Level (m)	Scale
TP				1:25

Project Name	Project No.	Start Date	End Date
Land at Harbolets Road, West Chiltington	ICE0593	2026-02-20	2026-02-22

Client
Mr. Michael Casey

Consultant
LD

Contractor

Inst/ Backfill	Water Levels	Samples and Tests: Depth (m)	Type/ Ref	Results	Level (m)	Depth (Thickness) (m)	Strata: Legend	Description
						(0.30)		Gravel over sandy gravel with abundant tarmac fragments, brick and tiles. [MADE GROUND]
						0.30		Greenish grey slightly mottled silty CLAY. [WEALD CLAY FORMATION]
						(0.50)		
						0.80		*End of Trial Pit at 0.80m*

0.5 1.0 1.5 2.0 2.5 3.0 3.5 4.0 4,5 5.0

Remarks
Soakage test undertaken

Method, Plant, Stability, Dimensions
0.00 - 0.80m TP Mini digger
Stable
L = 2.00m
W = 0.25m

Logger
LD

Created using Pebble Geo

Trial Pit

SA02
Sheet 1 of 1

Hole Type	Easting	Northing	Ground Level (m)	Scale
TP				1:25

Project Name	Project No.	Start Date	End Date
Land at Harbolets Road, West Chiltington	ICE0593	2026-02-20	2026-02-20

Client	Consultant	Contractor
Mr. Michael Casey	LD	

Inst/ Backfill	Water Levels	Samples and Tests: Depth (m)	Type/ Ref	Results	Level (m)	Depth (Thickness) (m)	Strata: Legend	Description
						(0.35)		Gravel over sandy gravel with abundant tarmac fragments, brick and tiles. [MADE GROUND]
						0.35		Orange brown silty CLAY. [WEALD CLAY FORMATION]
						(0.55)		
	▽					0.90		*End of Trial Pit at 0.90m*

0.5 1.0 1.5 2.0 2.5 3.0 3.5 4.0 4,5 5.0

Remarks
Soakage test undertaken

Method, Plant, Stability, Dimensions
0.00 - 0.90m TP Mini digger
Stable
L = 1.20m
W = 0.25m

Logger
LD

Created using Pebble Geo

Appendix B

BRE 365 Soakage Testing Results

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Soakaway Test Results (after BRE Digest 365)

IBEX Consulting Engineers Limited
Abbey House, 25 Clarendon Road,
Redhill, Surrey, RH1 1QZ
+44(0)1737 452622 www.ibexconsultant.com

Project Name :	Land at Harbolets Road, West Chiltington, RH20 2LG	**Job No. :**	ICE0593
Client :	Mr. Michael Casey	**Date :**	23/02/2026

Pit reference	**SA01**
Pit depth (m)	0.80
Pit width (m)	0.25
Pit length (m)	2.00
Depth to standing water (m)	

Test 1

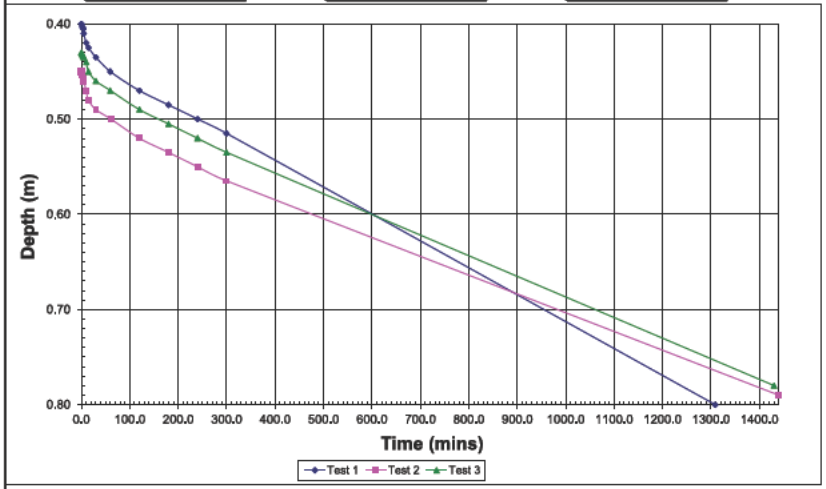
Time (min)	Depth (m)
0.0	0.40
1.0	0.40
2.0	0.40
3.0	0.40
4.0	0.41
5.0	0.41
10.0	0.42
15.0	0.43
30.0	0.44
60.0	0.45
120.0	0.47
180.0	0.49
240.0	0.50
300.0	0.52
1309.0	0.80

Test 2

Time (min)	Depth (m)
0.0	0.45
1.0	0.45
2.0	0.45
3.0	0.46
4.0	0.46
5.0	0.46
10.0	0.47
15.0	0.48
30.0	0.49
61.0	0.50
120.0	0.52
180.0	0.54
240.0	0.55
300.0	0.57
1440.0	0.79

Test 3 (extrapolated)

Time (min)	Depth (m)
0.0	0.43
1.0	0.43
2.0	0.43
3.0	0.43
4.0	0.43
5.0	0.44
10.0	0.44
15.0	0.45
30.0	0.46
60.0	0.47
120.0	0.49
180.0	0.51
240.0	0.52
300.0	0.54
1430.0	0.78



Max. depth (m)	0.80	0.79	0.78
Effective depth (m)	0.40	0.34	0.35
75% effective depth (m)	0.50	0.54	0.52
50% effective depth (m)	0.60	0.62	0.61
25% effective depth (m)	0.70	0.71	0.69
t75 (min)	240.00	180.00	240.00
t50 (min)			
t25 (min)	958.00	1034.00	1013.00
Vp 75-25	0.10	0.09	0.09
ap 50	1.4	1.265	1.2875
tp 75-25	718.00	854.00	773.00
Soil infiltration rate (m/s)	**1.7E-06**	**1.3E-06**	**1.5E-06**
Soil infiltration rate (mm/hr)	**5.97E+00**	**4.72E+00**	**5.28E+00**

Notes:

1	Orange cells require input data
2	Infiltration calculated to method in 'BRE Digest 365 (1991) - Soakaway Design'
3	First line of table must be depth at time = 0

Soakaway Test Results (after BRE Digest 365)

IBEX Consulting Engineers Limited
Abbey House, 25 Clarendon Road,
Redhill, Surrey, RH1 1QZ
+44(0)1737 452622 www.ibexconsultant.com

Project Name :	Land at Harbolets Road, West Chiltington, RH20 2LG	**Job No. :**	ICE0593
Client :	Mr. Michael Casey	**Date :**	23/02/2026

Pit reference	**SA02**
Pit depth (m)	0.90
Pit width (m)	0.25
Pit length (m)	1.20
Depth to standing water (m)	

Test 1

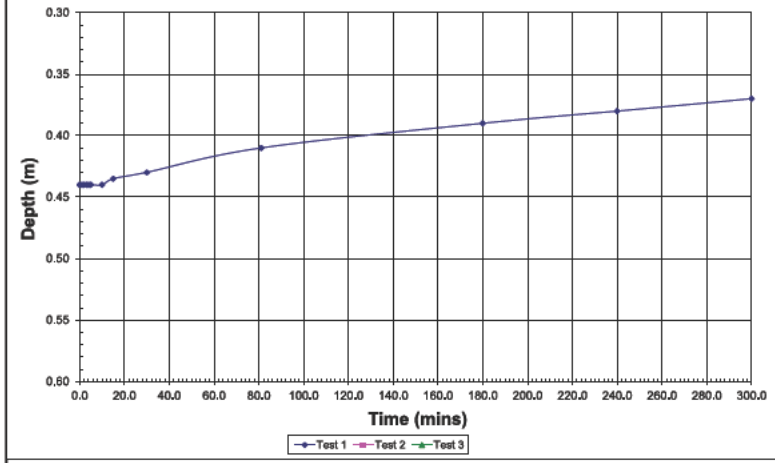
Time (min)	Depth (m)
0.0	0.44
1.0	0.44
2.0	0.44
3.0	0.44
4.0	0.44
5.0	0.44
10.0	0.44
15.0	0.44
30.0	0.43
81.0	0.41
180.0	0.39
240.0	0.38
300.0	0.37

Test 2

Time (min)	Depth (m)

Test 3 (extrapolated)

Time (min)	Depth (m)



Max. depth (m)	0.90	0.90	0.90
Effective depth (m)	0.46	0.90	0.90
75% effective depth (m)	0.56	0.23	0.23
50% effective depth (m)	0.67	0.45	0.45
25% effective depth (m)	0.79	0.68	0.68
t75 (min)			
t50 (min)			
t25 (min)			
Vp 75-25	0.07	0.14	0.14
ap 50	0.967	1.605	1.605
tp 75-25	0.00	0.00	0.00

Soil infiltration rate (m/s)	#DIV/0!	#DIV/0!	#DIV/0!
Soil infiltration rate (mm/hr)	#DIV/0!	#DIV/0!	#DIV/0!

Notes:

1	Orange cells require input data
2	Infiltration calculated to method in 'BRE Digest 365 (1991) - Soakaway Design'
3	First line of table must be depth at time = 0

Appendix E – Proposed Hydraulic Calculations

Design Settings

Rainfall Methodology	FSR	Maximum Time of Concentration (mins)	30.00
Return Period (years)	100	Maximum Rainfall (mm/hr)	50.0
Additional Flow (%)	0	Minimum Velocity (m/s)	1.00
FSR Region	England and Wales	Connection Type	Level Soffits
M5-60 (mm)	14.000	Minimum Backdrop Height (m)	0.200
Ratio-R	0.200	Preferred Cover Depth (m)	1.200
CV	0.750	Include Intermediate Ground	✓
Time of Entry (mins)	5.00	Enforce best practice design rules	x

Nodes

Name	Area (ha)	T of E (mins)	Cover Level (m)	Diameter (mm)	Easting (m)	Northing (m)	Depth (m)	Invert Level (m)
S01	0.053	5.00	26.200	450	16.929	80.556	1.200	25.000
S03 (FC)	0.053	5.00	26.300	1200	49.336	80.556	1.660	24.640
S02	0.053	5.00	26.600	450	84.869	80.324	1.000	25.600
S04			26.300	450	49.221	89.699	1.750	24.550

Links

Name	US Node	DS Node	Length (m)	ks (mm) / n	US IL (m)	DS IL (m)	Fall (m)	Slope (1:X)	Dia (mm)	T of C (mins)	Rain (mm/hr)
1.000	S01	S03 (FC)	33.500	0.600	25.000	24.640	0.360	93.1	150	5.54	50.0
2.000	S02	S03 (FC)	33.500	0.600	25.600	24.640	0.960	34.9	150	5.33	50.0
1.001	S03 (FC)	S04	9.144	0.600	24.640	24.550	0.090	101.6	150	5.69	50.0

Name	Vel (m/s)	Cap (l/s)	Flow (l/s)	US Depth (m)	DS Depth (m)	Σ Area (ha)	Σ Add Inflow (l/s)	Pro Depth (mm)	Pro Velocity (m/s)
1.000	1.042	18.4	7.2	1.050	1.510	0.053	0.0	65	0.976
2.000	1.709	30.2	7.2	0.850	1.510	0.053	0.0	50	1.402
1.001	0.997	17.6	21.5	1.510	1.600	0.159	0.0	150	1.015

Pipeline Schedule

Link	Length (m)	Slope (1:X)	Dia (mm)	Link Type	US CL (m)	US IL (m)	US Depth (m)	DS CL (m)	DS IL (m)	DS Depth (m)
1.000	33.500	93.1	150	Circular	26.200	25.000	1.050	26.300	24.640	1.510
2.000	33.500	34.9	150	Circular	26.600	25.600	0.850	26.300	24.640	1.510
1.001	9.144	101.6	150	Circular	26.300	24.640	1.510	26.300	24.550	1.600

Link	US Node	Dia (mm)	Node Type	MH Type	DS Node	Dia (mm)	Node Type	MH Type
1.000	S01	450	Manhole	Adoptable	S03 (FC)	1200	Manhole	Adoptable
2.000	S02	450	Manhole	Adoptable	S03 (FC)	1200	Manhole	Adoptable
1.001	S03 (FC)	1200	Manhole	Adoptable	S04	450	Manhole	Adoptable

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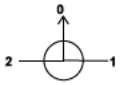
Manhole Schedule

Node	Easting (m)	Northing (m)	CL (m)	Depth (m)	Dia (mm)	Connections	Link	IL (m)	Dia (mm)
S01	16.929	80.556	26.200	1.200	450				
						0	1.000	25.000	150
S03 (FC)	49.336	80.556	26.300	1.660	1200		1	2.000	24.640	150
							2	1.000	24.640	150
						0	1.001	24.640	150
S02	84.869	80.324	26.600	1.000	450				
						0	2.000	25.600	150
S04	49.221	89.699	26.300	1.750	450		1	1.001	24.550	150

Simulation Settings

Rainfall Methodology	FSR	Analysis Speed	Normal
Rainfall Events	Singular	Skip Steady State	x
FSR Region	England and Wales	Drain Down Time (mins)	240
M5-60 (mm)	14.000	Additional Storage (m³/ha)	0.0
Ratio-R	0.200	Starting Level (m)	
Summer CV	0.750	Check Discharge Rate(s)	x
Winter CV	0.840	Check Discharge Volume	x

Storm Durations

15	60	180	360	600	960	2160
30	120	240	480	720	1440	2880

Return Period (years)	Climate Change (CC %)	Additional Area (A %)	Additional Flow (Q %)
100	40	0	0

Node S03 (FC) Online Depth/Flow Control

Flap Valve	x	Invert Level (m)	24.640	Design Flow (l/s)	0.1
Replaces Downstream Link	✓	Design Depth (m)	1.500		

Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)
0.010	0.000	2.000	0.000

Node S01 Carpark Storage Structure

Base Inf Coefficient (m/hr)	0.00468	Invert Level (m)	25.450	Slope (1:X)	1000.0
Side Inf Coefficient (m/hr)	0.00468	Time to half empty (mins)		Depth (m)	0.500
Safety Factor	2.0	Width (m)	19.000	Inf Depth (m)	
Porosity	0.30	Length (m)	52.600		

Flow+ v17.0 Copyright © 1988-2026 Causeway Technologies Ltd

Node S02 Carpark Storage Structure

Base Inf Coefficient (m/hr)	0.00000	Invert Level (m)	26.050	Slope (1:X)	1000.0
Side Inf Coefficient (m/hr)	0.00000	Time to half empty (mins)	0	Depth (m)	0.500
Safety Factor	2.0	Width (m)	19.000	Inf Depth (m)	
Porosity	0.30	Length (m)	52.600		

Rainfall

Event	Peak Intensity (mm/hr)	Average Intensity (mm/hr)	Event	Peak Intensity (mm/hr)	Average Intensity (mm/hr)
100 year +40% CC 15 minute summer	256.565	72.599	100 year +40% CC 480 minute summer	44.415	11.737
100 year +40% CC 15 minute winter	180.046	72.599	100 year +40% CC 480 minute winter	29.508	11.737
100 year +40% CC 30 minute summer	191.469	54.179	100 year +40% CC 600 minute summer	37.190	10.172
100 year +40% CC 30 minute winter	134.364	54.179	100 year +40% CC 600 minute winter	25.410	10.172
100 year +40% CC 60 minute summer	146.724	38.775	100 year +40% CC 720 minute summer	33.732	9.041
100 year +40% CC 60 minute winter	97.480	38.775	100 year +40% CC 720 minute winter	22.670	9.041
100 year +40% CC 120 minute summer	102.286	27.031	100 year +40% CC 960 minute summer	28.448	7.491
100 year +40% CC 120 minute winter	67.957	27.031	100 year +40% CC 960 minute winter	18.844	7.491
100 year +40% CC 180 minute summer	83.794	21.563	100 year +40% CC 1440 minute summer	21.357	5.724
100 year +40% CC 180 minute winter	54.468	21.563	100 year +40% CC 1440 minute winter	14.353	5.724
100 year +40% CC 240 minute summer	68.849	18.195	100 year +40% CC 2160 minute summer	15.749	4.352
100 year +40% CC 240 minute winter	45.742	18.195	100 year +40% CC 2160 minute winter	10.851	4.352
100 year +40% CC 360 minute summer	54.744	14.088	100 year +40% CC 2880 minute summer	13.332	3.573
100 year +40% CC 360 minute winter	35.585	14.088	100 year +40% CC 2880 minute winter	8.960	3.573

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Results for 100 year +40% CC Critical Storm Duration. Lowest mass balance: 93.32%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
2160 minute winter	S01	1800	25.916	0.916	3.9	131.9207	0.0000	SURCHARGED
30 minute summer	S03 (FC)	18	26.052	1.412	22.2	1.5974	0.0000	SURCHARGED
30 minute winter	S02	22	26.083	0.483	15.4	3.1155	0.0000	SURCHARGED
15 minute summer	S04	1	24.550	0.000	0.0	0.0000	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m³)	Discharge Vol (m³)
2160 minute winter	S01	1.000	S03 (FC)	-2.6	-0.146	-0.140	0.5898	
2160 minute winter	S01	Infiltration		0.7				
30 minute summer	S03 (FC)	Depth/Flow	S04	0.0				0.0
30 minute winter	S02	2.000	S03 (FC)	12.6	0.714	0.416	0.5898	

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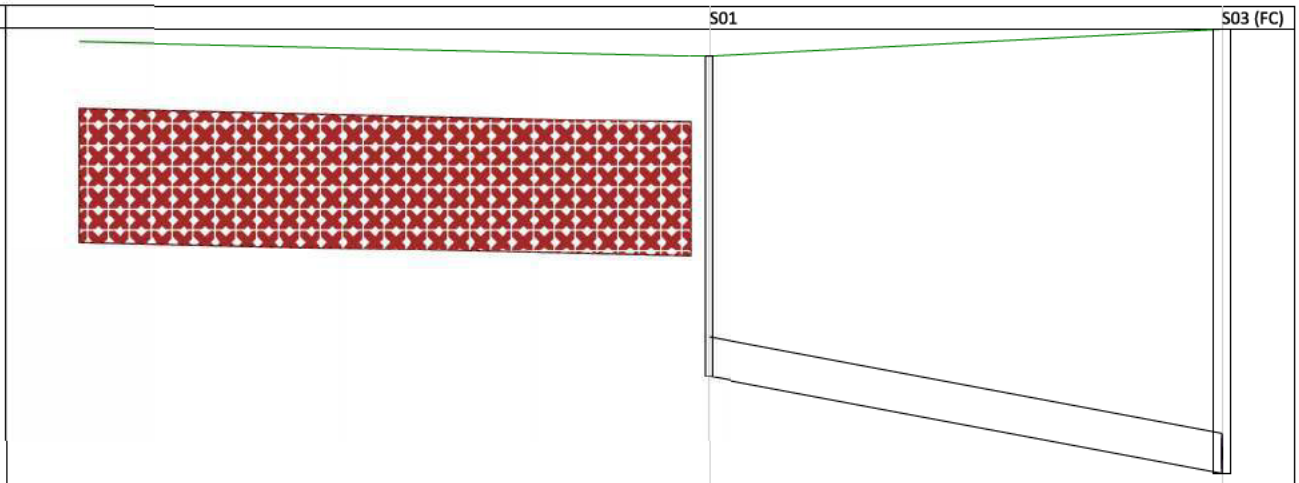
flume Consulting Engineers	Flume Consulting Engineers Ltd	File: Land north west of Junipers.pfd Network: Storm Network Tom Quigg 30/03/2026	Page 1

Node Name	S01	S03 (FC)
		
A4 drawing Hor Scale 350 Ver Scale 20 Datum (m) 24.000		
Link Name	1.000	
Section Type	150mm	
Slope (1:X)	93.1	
Cover Level (m)	26.200	26.300
Invert Level (m)	25.000	24.640
Length (m)	33.500	

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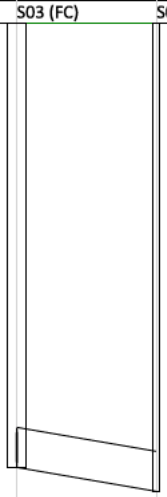
Node Name		S03 (FC)	S04
A4 drawing Hor Scale 350 Ver Scale 20 Datum (m) 24.000			
Link Name		1.001	
Section Type		150mm	
Slope (1:X)		101.6	
Cover Level (m)		26.300	26.300
Invert Level (m)		24.640	24.550
Length (m)		9.144	

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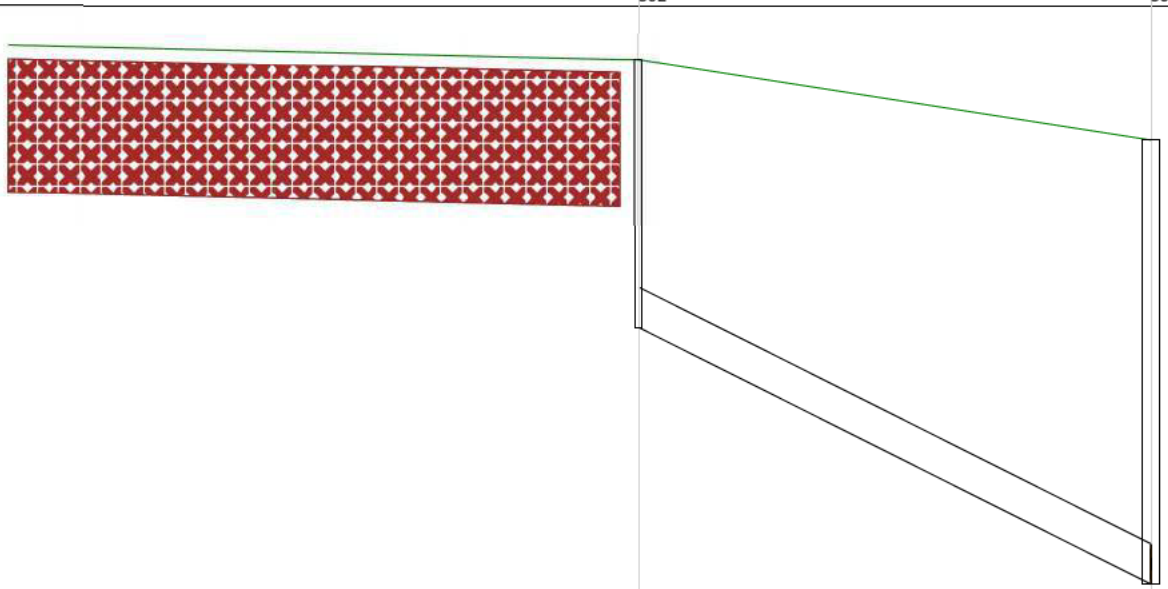
Node Name	S02	S03 (FC)
A4 drawing Hor Scale 350 Ver Scale 20 Datum (m) 24.500		
Link Name	2.000	
Section Type	150mm	
Slope (1:X)	34.9	
Cover Level (m)	26.600	26.300
Invert Level (m)	25.600	24.640
Length (m)	33.500	

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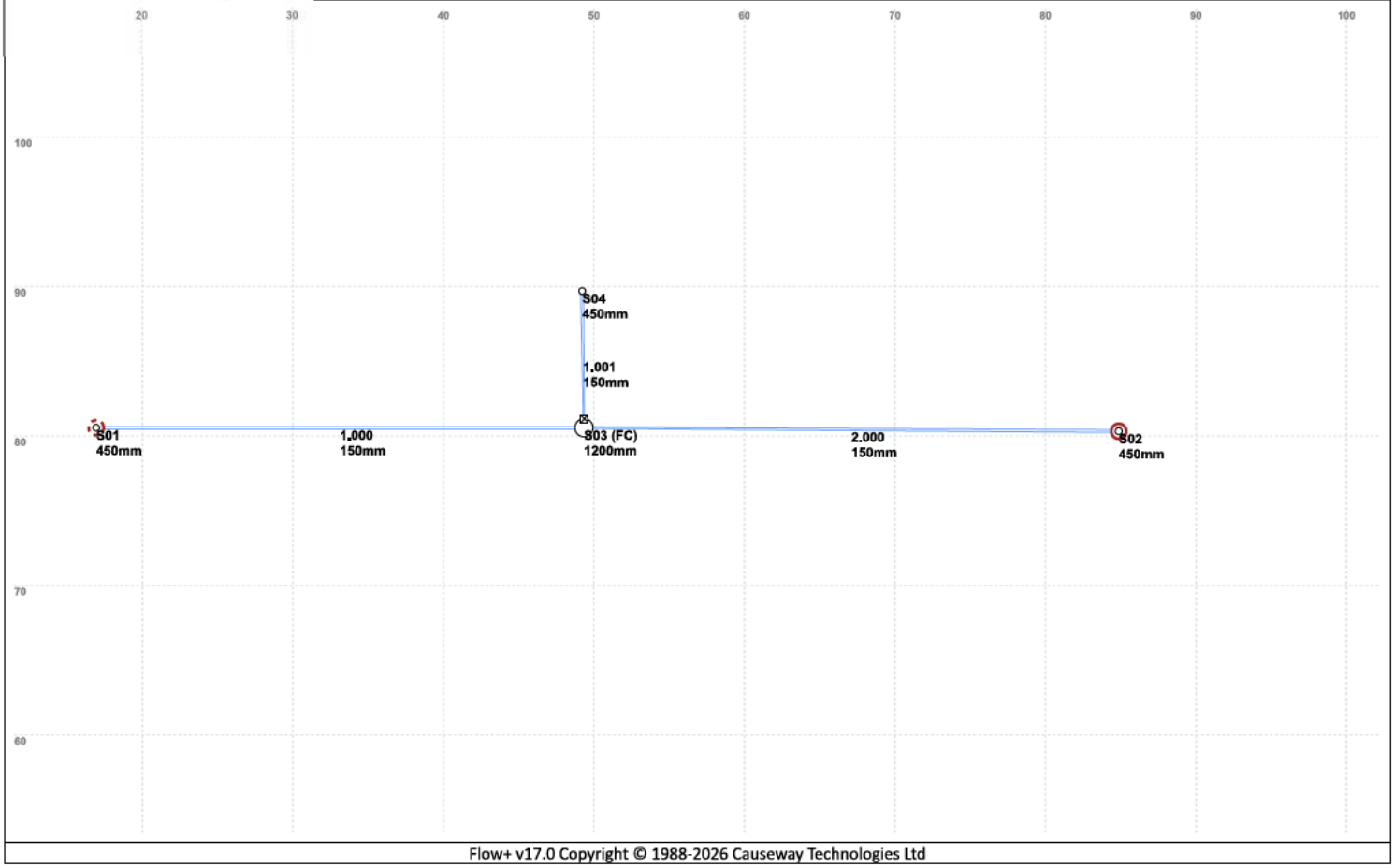

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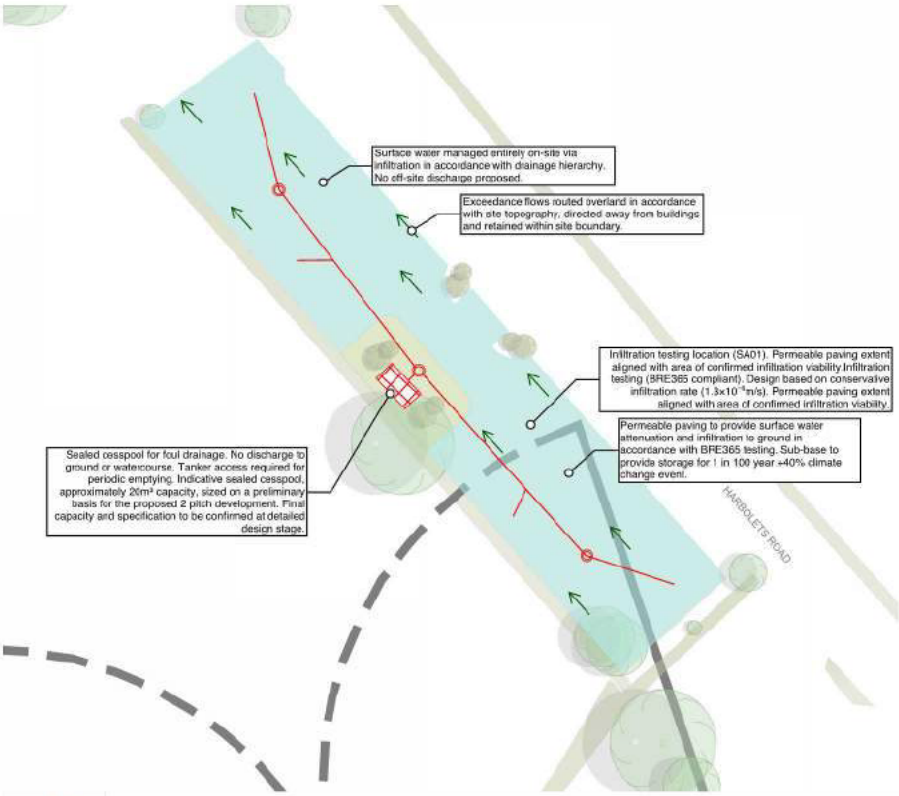
Appendix F - Proposed Drainage Strategy

flume

Job No.	1553	Page	SK 001	Rev	1
Date	30/03/2026	Eng	TQ	Chd	MST
Job	Land at Harbolets Road I Land North West of Junipers - Drainage Plan				



Drainage Notes

General

1.All drainage works shall be carried out in accordance with the approved drainage strategy and in compliance with the National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG), National Standards for SuDS (2025), CIRIA C753 and Horsham District Planning Framework Policy 38.
2.The drainage scheme shall be implemented in full and retained thereafter in accordance with the approved details.
3.All levels, gradients and construction details shall be confirmed at detailed design stage and agreed with the project engineer prior to construction.

Surface Water Drainage

4.Surface water runoff from all hardstanding areas, access routes and roof drainage shall be managed using permeable paving in accordance with SuDS principles.
5.The permeable paving system shall provide source control by allowing runoff to pass through the surface into the underlying granular sub-base, which shall provide attenuation storage and facilitate infiltration to ground.
6.The system shall be designed to accommodate the 1 in 100 year rainfall event including a 40% climate change allowance without flooding of buildings.
7.Infiltration shall be provided in accordance with BRE365 testing, with the system designed to operate under low infiltration conditions and provide gradual drain-down following storm events.
8.No off-site discharge of surface water is proposed. All runoff shall be managed within the site boundary in accordance with the drainage hierarchy.
9.The extent of permeable paving shall correspond with areas of confirmed infiltration viability identified through site investigation.
10.The sub-base shall comprise open-graded granular material providing adequate void ratio for attenuation storage. Sub-base thickness shall be determined through detailed hydraulic and structural design.
11.A permeable geotextile layer shall be provided to allow infiltration while preventing migration of fine material into the sub-base.
12.Finished surface levels shall direct runoff towards permeable paving areas and prevent uncontrolled discharge from the site.
13.Exceedance flows from events exceeding the design standard shall be routed overland in accordance with site topography, directed away from buildings and retained within the site boundary.
14.Surface water treatment shall be provided through filtration and sedimentation within the permeable paving system in accordance with CIRIA C753.

Foul Water Drainage

15.Foul drainage from the development shall discharge to a sealed cesspool located within the site.
16.The cesspool shall be constructed as a watertight system in accordance with relevant standards and manufacturer specifications.
17.The cesspool shall be sized to accommodate foul flows from the development based on appropriate occupancy assumptions and storage requirements.
18.The cesspool shall be fitted with a high-level alarm to indicate when emptying is required.
19.The tank shall be emptied periodically by a licensed waste contractor, with access provided for tanker vehicles.
20.No discharge of foul water to ground, surface water or sewer is permitted.
21.The foul drainage system shall remain entirely separate from the surface water drainage system at all times.

Maintenance

22.The drainage system shall be maintained for the lifetime of the development by the site owner or appointed management company.
23.Maintenance shall include periodic inspection, clearing and removal of debris to ensure continued permeability and performance of the permeable paving system.
24.Exceedance flow routes and drainage features shall be kept clear of obstruction at all times.
25.The foul drainage system shall be maintained in accordance with manufacturer guidance and emptied as required to ensure effective operation.

Compliance Note

26.This drainage scheme has been designed to discharge planning Conditions 2 and 3 and shall be implemented in ful in accordance with the approved details.